

# \$488,000 - 2420 Mar Vista Avenue, Altadena

MLS® #P1-21742

---

**\$488,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0 Acres

Not Applicable, Altadena,

Build Your Dream Home in Prime Altadena! An incredible opportunity awaits with this flat 5,153 SF lot in sought-after Altadena. Located just south of Mariposa Street and the second parcel north of Beverly Way, this property offers picturesque mountain views and convenient access to Lake Avenue's vibrant shops and restaurants. It's also just a few blocks from the Altadena Town and Country Club. According to public records, the previous home--lost in the Eaton Fire--was a 1,079 SF residence with 3 bedrooms, 2 bathrooms, and a garage. The parcel measures approximately 69 feet wide by 75 feet deep, per the plat map. Existing features include a concrete driveway and a patio slab. Utilities were previously connected to the property. Buyers are strongly encouraged to independently verify future development possibilities and any required remediation with the County of Los Angeles and other appropriate agencies. The property is being sold as-is, with all due diligence the responsibility of the buyer. Note: This is a drive-by only listing. Do not enter the property due to current safety protocols. This is your chance to build new in the heart of beautiful Altadena!



## Essential Information

MLS® #	P1-21742
Price	\$488,000

Bathrooms	0.00
Acres	0.12
Type	Land
Status	Closed
Listing Agent	Brandon Road
Listing Office	COMPASS

### **Community Information**

Address	2420 Mar Vista Avenue
Area	604 - Altadena
Subdivision	Not Applicable
City	Altadena
County	Los Angeles
Zip Code	91001

### **Exterior**

Lot Description	Sprinklers None
-----------------	-----------------

### **Additional Information**

Date Listed	April 14th, 2025
Days on Market	17
Zoning	LCR175
Short Sale	N
RE / Bank Owned	N

Based on information from California Regional Multiple Listing Service, Inc. as of January 26th, 2026 at 4:36am PST. This information is for your personal, non-commercial use and may not be used for any purpose other than to identify prospective properties you may be interested in purchasing. Display of MLS data is usually deemed reliable but is NOT guaranteed accurate by the MLS. Buyers are responsible for verifying the accuracy of all information and should investigate the data themselves or retain appropriate professionals. Information from sources other than the Listing Agent may have been included in the MLS data. Unless otherwise specified in writing, Broker/Agent has not and will not verify any information obtained from other sources. The Broker/Agent providing the information contained herein may or may not have been the Listing and/or Selling Agent.